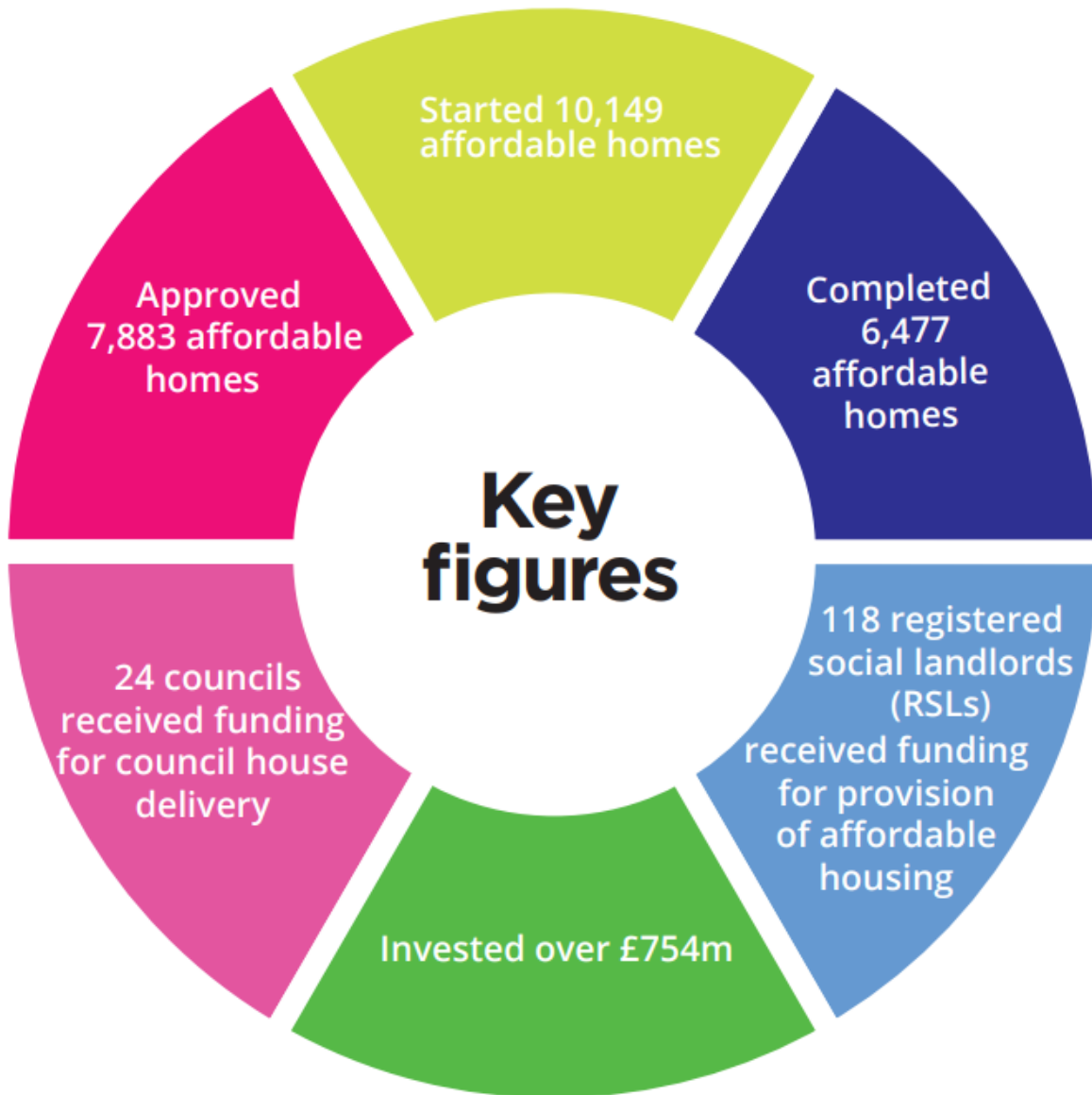


**Affordable Housing Supply Programme
Out-turn Report
2020-21**



**More Homes Division
January 2022**

Affordable Housing Supply Programme (AHSP) 2020-21



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Affordable Housing Supply Programme 2020-21 Out-turn Report

Introduction

Making sure everyone in Scotland has access to good quality housing is a vital part of the Scottish Government's drive to secure economic growth, promote social justice, strengthen communities and tackle inequality.

Recognising the importance of everyone having a safe and affordable home that meets their needs, [Housing to 2040](#) – Scotland's first long-term national housing strategy – outlines what the Scottish Government wants housing and communities to look and feel like for the people of Scotland, with actions on how to get there. The strategy is a culmination of extensive stakeholder engagement and consultation.

This work contributes to the vision for national wellbeing in Scotland laid out in the National Performance Framework. A range of indicators are used to assess the Scottish Government's progress towards our purpose and national outcomes. These provide a broad measure of national wellbeing, incorporating a range of economic, social and environmental factors.

The Affordable Housing Supply Programme (AHSP) contributes to the following National Outcomes:



Warm and affordable homes are much more than just bricks and mortar, they provide the foundation for family life and the much needed security families require to work, learn and thrive. Ensuring families have suitable accommodation, free from overcrowding, gives children a safe space to do their homework and have friends home from school. Affordable and secure housing removes a significant barrier for parents who can then focus on accessing employment or training opportunities.

An estimated 2,100 households with children have been helped into affordable housing in the year to March 2021. And keeping social rents lower than market rents benefits approximately 110,000 children in poverty each year.

2020-21 was the fifth year of the Scottish Government's programme to deliver 50,000 affordable homes over the previous parliamentary term, 35,000 of which would be for social rent. The 5-year programme was backed with a commitment of over £3.5 billion, representing a 94% increase on the previous five year investment.

In March 2020 restrictions were brought in to minimise the spread of COVID-19 in Scotland, which meant non-essential work in the construction industry was paused. This had an adverse impact on the delivery of affordable homes at a critical time in our target period.

As a result of the three month pause in construction, and the gradual re-starting of activity following the issuing of COVID-19 safe operating guidance, the 50,000 affordable homes target was not met within the original timescale. We continue to work with partners across the housing sector to deliver the remainder of these homes, as quickly as it is safe to do so, and as construction proceeds in a new safe way.

In 2020-21 the affordable homes provided through the AHSP comprised homes for social rent, for mid-market rent and for low cost home ownership. These homes took various forms including; new build homes, rehabilitation projects, conversions and off-the-shelf purchases of both new and second hand homes.

Funding was provided to Registered Social Landlords (RSLs), councils, community partnerships and trusts, individuals and private developers. This report outlines the AHSP out-turn information for financial year 2020-21.

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Planning and delivery of the AHSP

All local authorities have a statutory requirement to prepare a Local Housing Strategy (LHS) which sets out their strategic vision for the delivery of housing and housing related services and the outcomes that it will seek to achieve.

Priorities and outcomes identified in the LHS help inform local authority Strategic Housing Investment Plans (SHIPs) which set out their key affordable housing investment priorities over a five year period. SHIPs are submitted to the Scottish Government annually and identify the projects which will be included in the Affordable Housing Supply Programme annual Strategic Local Programme Agreements.

A resource planning approach operates. This enables each local authority to put forward local proposals for social and affordable housing developments, based on the strategic priorities in their LHS. Local authorities were advised of Resource Planning Assumptions (RPA) for 2019-20 to 2020-21 in April 2019.

A Strategic Housing Investment Framework (SHIF) was agreed with the Convention of Scottish Local Authorities (COSLA) to determine the allocation of funding to 30 of the 32 local authority areas, (funding for Glasgow City Council and City of Edinburgh Council is agreed separately and includes funding from the Local Government Settlement). The SHIF formula takes into account four indicators; affordability, deprivation, rurality and homelessness.

Each local authority has flexibility to apply the available Scottish Government funding to strategic priorities it identifies within its geographic area. If any funding is not spent within the financial year it has been allocated, those funds may be reallocated to other local authority areas across Scotland. Where monies are reallocated, the Scottish Government cannot guarantee that local authority allocations will be readjusted in future years to compensate for any previous reallocations.

A central budget is retained by the Scottish Government for other parts of the AHSP, including funding for the Low-cost Initiative for First Time buyers, the Home Owners' Support Fund and the Rural and Islands Housing Fund.

The AHSP is managed through a network of Scottish Government More Homes Division Area Teams. Glasgow City Council and City of Edinburgh Council manage the AHSP for their own local authority areas as a result of the Transfer of Management of Development Funding (TMDF), which is governed by an annual grant offer.

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Official Statistics and Information within the Report

Official Statistics

The data provided in this report is based on management information. It should be noted that the Scottish Government also publishes Official Statistics on this information on a quarterly basis. Whilst the Official Statistics are based on the management information, they may differ slightly due to statistical adjustments which are carried out to ensure consistency across different measures and across time.

The Official Statistics on the Affordable Housing Supply Programme (AHSP) for 2020-21 and other housing statistics can be found at the [Housing statistics for Scotland web pages](#).

Information on any adjustments to the management information for statistical purposes will be included in the explanatory notes and the footnotes to these statistical publications.

Since May 2013 [quarterly statistics on approvals, site starts and completions by tenure](#) have been published, clearly identifying the numbers for social rent, mid-market rent and affordable home ownership. This is in addition to the previous format of these statistics which focused primarily on the split between new build, refurbishment and off-the-shelf purchases.

The information contained within this report is based on the most accurate information available at the time of collation. Given the scope of the programme there may be instances where information is subsequently updated. Where previous years are referenced there may be differences with previously reported information due to updates or revisions.

Information within the Report

It should also be noted that within the report there may be tables relating to expenditure, where individual lines do not add up to the totals within the tables due to rounding to £0.000 million. [Back to contents page](#)

Scope of the AHSP

The AHSP aims to deliver a mix of social housing and other affordable housing, which are defined as follows:

- **Affordable housing** within the context of the AHSP includes both social and Mid market rented homes, and also low cost home ownership properties.
- **Social housing** is rented housing let by councils and registered social landlords, normally with a Scottish Secure Tenancy Agreement.

In 2020-21 investment through the AHSP was made up of a variety of different grant mechanisms and loan and equity funding. The following provides a summary of the types of support given in 2020-21.

- **Grant to Housing Associations**

Grant is available to registered social landlords (RSLs) to acquire land or buildings and to build, convert or improve housing for social rent, or their subsidiaries for Mid market rent or low-cost home ownership. RSLs are registered with and regulated by the Scottish Housing Regulator (SHR).

- **Support to Mid market rent (MMR)**

Mid market rent properties are aimed at assisting people on low and modest incomes to access affordable rented accommodation. This housing option is targeted at people on incomes that are not enough to afford owner occupation but who can afford to pay more than a social rent. In 2020-21 they were mainly provided by RSL subsidiaries. In exchange for the financial support from Scottish Government, the landlord accepts restrictions on the rents that they can charge. Mid market rent is supported by the Scottish Government through grant funding as well as innovative initiatives including loan finance and financial guarantees.

- **Council House Delivery**

Grant is available to support local authorities to deliver more council homes.

- **Low Cost Initiative for First-Time Buyers (LIFT)**

LIFT brings together ways to help households access homeownership. The LIFT shared equity schemes in operation were New Supply Shared Equity (NSSE) and the Open Market Shared Equity Scheme (OMSE)

- Under the **New Supply Shared Equity** scheme, the Scottish Government gives grants to registered social landlords to help them build or buy new homes for sale and provide them on a shared equity basis to people on low to moderate incomes. Buyers fund 60 to 80 per cent of the purchase price and the Scottish Government holds the remaining share under a shared equity agreement.
- The **Open Market Shared Equity** scheme helps eligible buyers on low to moderate incomes to buy a home that is for sale on the open market. It is administered through an agent on behalf of the Scottish Government. Purchasers fund 60 to 90 per cent of the purchase price and the Scottish Government holds the remaining share under a shared equity agreement
- **Partnership Support for Regeneration (PSR) – (former Grant for Rent and Owner Occupation (GRO) Grants)**

These are grants to private developers to build houses for sale. They are used to introduce housing for sale in areas with little or no private housing and to help meet local shortages.

Grant is only considered where projects meet the local strategic investment objectives of the area and are consistent with the Local Housing Strategy of the local authority where development is proposed.

- **Home Owners' Support Fund (HOSF)**

The Mortgage to Rent scheme and the Mortgage to Shared Equity scheme make up the Home Owners' Support Fund, which helps home owners at the lower end of the market who are experiencing difficulty in paying any loans that are secured against their property. The Mortgage to Rent scheme enables home owners to remain in their home by selling it

to a social landlord - such as a housing association or local authority – and allowing them to continue to live there as a tenant. The Mortgage to Shared Equity scheme involves the Scottish Government taking a temporary equity stake in the property. This reduces the amount to be paid by the owner to the lender every month.

- **Town Centre Empty Homes Fund (TCEHF)**

A former fund to create affordable homes for sale and rent by converting disused commercial premises. It also targeted long-term empty homes needing renovation to make them habitable.

- **Rural and Islands Housing Fund (RIHF)**

Launched in 2016 with the primary aim of increasing the supply of long term affordable housing of all tenures in rural and islands areas. The fund is open to a wide range of potential applicants, including those not able to access traditional funding streams such as community bodies, rural landowners, landlords and private developers. It enables them to take a more active role in meeting the housing needs of their community.

- **[Housing Infrastructure Fund \(HIF\)](#)**

HIF funds housing infrastructure where projects have stalled or can't proceed due to the level or cost of infrastructure. With the launch of the Housing to 2040 Strategy, we have set out a clear case for "infrastructure first" investment to support long-term housing development, focused on strong place-based investment approaches.

To support these aims, Scottish Ministers have approved the continuation of HIF grant funding with an anticipated further 5 year funding allocation. The continuation of HIF provides an opportunity to build on the successes and lessons learned to date and ensure there remains infrastructure support to unlock housing and deliver on the core aims of Housing to 2040.

- [Innovative Financing](#)

Innovative funding solutions such as government guarantees, loans and grant recycling are supporting our ambitions to create communities that are inclusive, empowered, resilient and safe, while expanding the delivery of more homes across all tenures.

We continue to collaborate across the public and private sectors, working with local authorities and delivery partners to maximise available public resources in order to harness increased levels of private finance in innovative ways.

A number of other projects have contributed to the continued expansion of affordable housing supply through Mid market rent (MMR) across Scotland including LAR Housing Trust and the MMR Invitation.

Local Affordable Rented (LAR) Housing Trust – a Scottish charity supported by a package of SG loan funding and Institutional Investment, and set up to provide MMR homes across Scotland.

Mid market rent Invitation – Places for People (PfP) Capital were selected as the preferred bidder and are supported by a package of SG loan funding and pension fund investment to provide MMR homes across Scotland.

Charitable Bond – The Charitable Bond model is an innovative funding mechanism which provides loan finance for affordable housing, while also generating capital funds, in the form of Charitable Donations. In some instances the donations formed the sole subsidy contribution from the Scottish Government towards the development of social housing but in other cases they were donated in addition to grant funding through the AHSP.

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Budgets

The 2020-21 budget included a mix of grant and Financial Transactions (FTs) for loans and equity.

Table 1

Affordable Housing Supply Budget 2020-21	Budget (£m)	Out-turn (£m)
Capital Grant	615.000	567.709
Transfer of Management of Development Funding (TMDF)	92.245	92.245
Sub-total	£707.245m	£659.954m
Financial Transactions	136.000	94.543
Total	£843.245m	£754.497m

Reduced capital expenditure was associated with the three month COVID construction lockdown and phased return to sites. Reduced Financial Transactions expenditure was mostly due to less demand for the Open Market Shared Equity programme which was also impacted by COVID restrictions on moving home.

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Programme Out-turn 2020-21 Tables

Table 2 – AHSP Expenditure by Local Authority Area and Central Programmes

Local Authority/Programme	Resource Planning Assumptions (£m)	Actual Expenditure (£m)
Aberdeen (City of)	20.658	55.250
Aberdeenshire	32.626	13.534
Angus	9.681	8.504
Argyll & Bute	19.527	9.837
Clackmannanshire	6.541	8.051
Dumfries & Galloway	23.264	24.048
Dundee (City of)	19.279	14.875
East Ayrshire	13.464	2.734
East Dunbartonshire	8.385	8.638
East Lothian	11.480	11.561
East Renfrewshire	6.732	5.816
Edinburgh (City of)	54.990	54.991
Eilean Siar (Western Isles)	9.709	11.027
Falkirk	12.882	11.142
Fife	36.827	41.144
Glasgow (City of)	121.396	91.693
Highland	48.388	42.315
Inverclyde	11.428	10.708
Midlothian	9.809	11.910
Moray	9.633	7.389
North Ayrshire	17.093	21.403
North Lanarkshire	34.635	34.655
Orkney	3.455	2.585
Perth & Kinross	18.483	12.760
Renfrewshire	17.846	21.077
Shetland	5.531	3.715
South Ayrshire	13.538	8.738
South Lanarkshire	30.408	25.110
Stirling	10.266	18.194
The Scottish Borders	16.972	14.117
West Dunbartonshire	11.128	18.972
West Lothian	17.132	13.489
Local Programmes	£683.186m	£639.978m
Central Programmes - Grant		
Miscellaneous	0.616	0.031
Housing Infrastructure Fund	10.000	12.045
Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR)	2.000	0.303
Rural and Islands Housing Fund	5.000	4.796
New Gorbals Reprovisioning	0.000	2.497
Sanctuary/ Thistle Transfer	0.000	0.188
Construction Scotland Innovation Centre	0.000	0.114
Allowance for Shortfall in Receipts	3.500	0.000
Contingency Sum - Unallocated	0.943	0.000
Total Central Programmes - Grant	£22.059m	£19.976m
TOTAL CAPITAL GRANT (INCLUDING TMDF)	£705.245m	£659.954m
Central Programmes - Loan		
Open Market Shared Equity (OMSE)	70.000	35.035
PfP Capital (Mid Market Rent Invitation)	26.000	19.619
Rural and Islands Housing Fund	0.000	0.120
Charitable Bond Loan Investment	40.000	39.769
TOTAL FINANCIAL TRANSACTIONS	£136.000m	£94.543m
Local and Central Programme Totals	£841.245m	£754.497m

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Table 3 – AHSP Expenditure by Category for 2020-21

RENT

Social Rent	(£m)
RSL Social Rent General Needs	309.717
RSL Social Rent Particular Needs	68.087
Council House Rent General Needs	163.443
Council House Rent Particular Needs	37.528
Home Owners' Support Fund (HOSF) - Mortgage to Rent	0.303
Total Social Rent	£579.078m

Other Affordable Rent	(£m)
PfP Capital (Mid Market Rent Invitation) General Needs	19.619
Rural and Islands Housing Fund (grant funded)	4.420
RSL Mid Market Rent General Needs (grant funded)	41.054
RSL Mid Market Rent Particular Needs (grant funded)	8.034
Council House Mid Market Rent General Needs (grant funded)	3.422
Total Affordable Rent	£76.549m

HOME OWNERSHIP

Affordable Home Ownership	(£m)
RSL Shared Equity (NSSE) General Needs	7.477
RSL Shared Equity (NSSE) Particular Needs	0.204
Council House Shared Equity General Needs	0.424
Open Market Shared Equity (OMSE)	35.035
Partnership Support for Regeneration (PSR) General Needs	3.061
Partnership Support for Regeneration (PSR) Particular Needs	0.213
Rural and Islands Housing Fund (grant funded)	0.376
Total Affordable Home Ownership	£46.790m

OTHER

Other	(£m)
Charitable Bond	39.769
Housing Infrastructure Fund (grant funded) General Needs	11.775
Housing Infrastructure Fund (grant funded) Particular Needs	0.270
Rural and Islands Housing Fund (loan funded)	0.120
Miscellaneous	0.146
Total Other	£52.080m

Total Affordable Housing Supply Programme (£m)	£754.497m
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Table 4 - AHSP Expenditure by Local Authority Area and Programme for 2020-21

Local Authority Area	RSL Rent	Council House (Rent)	Home Owners' Support Fund (Rent)	Total Social Rent (£m)	RSL Mid Market Rent	Council House Mid Market Rent	PfP Capital (MMR Invitation)*	Rural and Islands Housing Fund (RIHF) (Grant)*	New Supply Shared Equity (NSSE)	Council House Shared Equity	Open Market Shared Equity (OMSE)*	Partnership Support for Regeneration (PSR)	Total Affordable (£m)	Housing Infrastructure Fund (HIF) (Grant)*	Charitable Bond*	Rural and Islands Housing Fund (RIHF) (Loan)*	Miscellaneous	Totals (£m)
Aberdeen (City of)	14.389	39.422	0.029	53.840	1.439						4.117		5.556					59.396
Aberdeenshire	7.495	4.313	-0.001	11.808	1.060				0.665		7.054		8.779					20.586
Angus	3.496	4.622		8.118				0.533	0.386		0.445		1.364					9.482
Argyll & Bute	9.686	0.000		9.686				0.778	0.151		0.113		1.042	0.026				10.754
Clackmannanshire	7.281	0.000		7.281	0.769								0.769					8.051
Dumfries & Galloway	23.093	0.000		23.093				0.409			0.506	0.955	1.870					24.963
Dundee (City of)	11.997	0.000		11.997	2.878						0.279		3.157					15.154
East Ayrshire	1.703	1.031	0.052	2.786							0.024		0.024					2.810
East Dunbartonshire	4.671	3.569		8.240	0.391				0.007		0.104		0.501					8.741
East Lothian	3.156	7.767		10.924	0.637						0.973		1.610	0.075				12.609
East Renfrewshire	3.330	2.486		5.816							0.161		0.161					5.978
Edinburgh (City of)	30.052	17.623		47.675	6.885		17.048		0.430		9.243		33.606	0.652			0.114	82.048
Eilean Siar (Western Isles)	10.242	0.000		10.242				0.025	0.785				0.810					11.052
Falkirk	7.108	4.033		11.142							0.150		0.150	0.054				11.345
Fife	24.036	14.134		38.170	2.974						0.918		3.892					42.061
Glasgow (City of)	63.384	0.000	0.118	63.502	26.446				2.639		0.387	1.909	31.382	2.094				96.978
Highland	17.869	20.681		38.550	2.196			1.916	0.819	0.341	3.265	0.410	8.945	6.000				53.495
Inverclyde	10.708	0.000		10.708										1.231				11.938
Midlothian	1.814	9.344		11.158	0.752		0.622				0.596		1.970					13.128
Moray	5.193	2.196		7.389				0.574			0.420		0.993					8.382
North Ayrshire	5.635	15.768		21.403														21.403
North Lanarkshire	24.689	9.667	0.025	34.382	0.295				0.003		0.030		0.329					34.711
Orkney	1.619	0.751		2.370				0.511	0.215		0.120		0.846					3.216
Perth & Kinross	8.275	2.567		10.842	1.730			0.051	0.188		4.940		6.909					17.751
Renfrewshire	18.616	1.387		20.003	-0.198		1.949		1.188	0.083	0.022		3.044	0.426				23.473
Shetland	3.583	0.057		3.640					0.075		0.069		0.144					3.783
South Ayrshire	4.778	3.961	0.012	8.750							0.049		0.049					8.799
South Lanarkshire	7.667	17.443	0.048	25.158							0.159		0.159					25.316
Stirling	6.902	7.223	-0.062	14.064	0.517	3.422			0.129		0.144		4.212	1.488				19.764
The Scottish Borders	14.117			14.117							0.355		0.355					14.472
West Dunbartonshire	14.560	4.411		18.972														18.972
West Lothian	6.659	6.513	0.082	13.254	0.317						0.393		0.711					13.965
Various Local Authorities				0.000											39.769	0.120	0.031	39.920
2020-21 Expenditure totals	£377.804m	£200.971m	£0.303m	£579.078m	£49.088m	£3.422m	£19.619m	£4.796m	£7.681m	£0.424m	£35.035m	£3.274m	£123.339m	£12.045m	£39.769m	£0.120m	£0.146m	£754.497m

*Central Programmes

Note - Edinburgh City £0.114m Miscellaneous spend relates to Construction Scotland Innovation Centre [Back to contents page](#)

Table 5 – AHSP Approvals by Local Authority Area and Programme for 2020-21

Local Authority Area	RSL Rent	Council House (Rent)	Home Owners' Support Fund (Rent)	Total Social Rent	RSL Mid Market Rent	Council House Mid Market Rent	Local Affordable Rented Housing Trust (LAR)*	Rural and Islands Housing Fund (RIHF)*	New Supply Shared Equity (NSSE)	Council House Shared Equity	Open Market Shared Equity (OMSE)*	Partnership Support for Regeneration (PSR)	Total Affordable	Totals
Aberdeen (City of)	249	820		1,069	8						98		106	1,175
Aberdeenshire	92	91		183	30				8		117		155	338
Angus	69	71		140				6			11		17	157
Argyll & Bute	37			37				6			2		8	45
Clackmannanshire	40	10		50									0	50
Dumfries & Galloway	154			154				2			16		18	172
Dundee (City of)	89			89							9		9	98
East Ayrshire	71	51	1	123							1		1	124
East Dunbartonshire	37	2		39							2		2	41
East Lothian	27	154		181							22		22	203
East Renfrewshire	20	77		97							5		5	102
Edinburgh (City of)	294	88		382	123				10		169		302	684
Eilean Siar (Western Isles)	34			34				6					6	40
Falkirk	109	84		193			13				5		18	211
Fife	327	227		554	59						31		90	644
Glasgow (City of)	142		1	143	288		24				11		323	466
Highland	106	120		226	26			52	14	6	68	8	174	400
Inverclyde	0			0									0	0
Midlothian	95	154		249							14		14	263
Moray	83			83				12			11		23	106
North Ayrshire	151	171		322									0	322
North Lanarkshire	226	160	2	388	24						2		26	414
Orkney	22	14		36				11	6		2		19	55
Perth & Kinross	86	46		132	34				9		103		146	278
Renfrewshire	17	4		21							1		1	22
Shetland	32	1		33					6		2		8	41
South Ayrshire	125	35		160			34				2		36	196
South Lanarkshire	72	326	2	400							4		4	404
Stirling	88	115	1	204		118			6		5		129	333
The Scottish Borders	69			69				2			9		11	80
West Dunbartonshire	90	13		103									0	103
West Lothian	104	165	1	270	34						12		46	316
2020-21 Approvals Programme totals	3,157	2,999	8	6,164	626	118	71	97	59	6	734	8	1,719	7,883

*Central Programmes [Link to definition of Approvals](#) [Back to contents page](#)

Table 6 – AHSP Site Starts by Local Authority Area and Programme for 2020-21

Local Authority Area	RSL Rent	Council House (Rent)	Home Owners' Support Fund (Rent)	Total Social Rent	RSL Mid Market Rent	Council House Mid Market Rent	PfP Capital (MMR Invitation)*	Local Affordable Rented Housing Trust (LAR)*	Rural and Islands Housing Fund (RIHF)*	New Supply Shared Equity (NSSE)	Council House Shared Equity	Open Market Shared Equity (OMSE)*	Partnership Support for Regeneration (PSR)	Total Affordable	Totals
Aberdeen (City of)	112	731		843	84							98		182	1,025
Aberdeenshire	144	97		241	25					23		117		165	406
Angus	113	85		198					6			11		17	215
Argyll & Bute	11			11					4	2		2		8	19
Clackmannanshire	133	20		153	21									21	174
Dumfries & Galloway	327			327					7			16		23	350
Dundee (City of)	251			251	86							9		95	346
East Ayrshire	42	30	1	73								1		1	74
East Dunbartonshire	22	73		95	12							2		14	109
East Lothian	27	154		181								22		22	203
East Renfrewshire	10	116		126								5		5	131
Edinburgh (City of)	217	101		318	145					10		169		324	642
Eilean Siar (Western Isles)	30			30					1					1	31
Falkirk	99	108		207				13				5		18	225
Fife	396	227		623	59							31		90	713
Glasgow (City of)	643		1	644	461		151	24		71		11		718	1,362
Highland	147	253		400	78				36	17	6	68	8	213	613
Inverclyde	218			218										0	218
Midlothian	97	236		333								14		14	347
Moray	26	33		59					20			11		31	90
North Ayrshire	13	171		184										0	184
North Lanarkshire	293	176	2	471								2		2	473
Orkney	20	14		34					14			2		16	50
Perth & Kinross	111	42		153	34					9		103		146	299
Renfrewshire	207	4		211						22		1		23	234
Shetland	38	1		39						6		2		8	47
South Ayrshire	125	21		146				34				2		36	182
South Lanarkshire	115	365	2	482								4		4	486
Stirling	9	117	1	127		118						5		123	250
The Scottish Borders	190			190								9		9	199
West Dunbartonshire	90	13		103										0	103
West Lothian	129	201	1	331	6							12		18	349
2020-21 Site Starts Programme totals	4,405	3,389	8	7,802	1,011	118	151	71	88	160	6	734	8	2,347	10,149

*Central Programmes [Link to definition of Site Starts](#) [Back to contents page](#)

Table 7 – AHSP Completions by Local Authority Area and Programme for 2020-21

Local Authority Area	RSL Rent	Town Centre Empty Homes (Rent)*	Town Centre Housing Fund (Rent)*	Council House (Rent)	Home Owners' Support Fund (Rent)	Total Social Rent	RSL Mid Market Rent	Council House Mid Market Rent	PfP Capital (MMR Invitation)*	Local Affordable Rented Housing Trust	Rural and Islands Housing Fund (RIHF)*	New Supply Shared Equity (NSSE)	Open Market Shared Equity (OMSE)*	Total Affordable	Totals
Aberdeen (City of)	325			79		404	108					35	98	241	645
Aberdeenshire	143			48		191							117	117	308
Angus	84			71		155						14	11	25	180
Argyll & Bute	74					74						4	2	6	80
Clackmannanshire	78					78								0	78
Dumfries & Galloway	25					25					5		16	21	46
Dundee (City of)	68					68							9	9	77
East Ayrshire	54			71	1	126							1	1	127
East Dunbartonshire	37		11	56		104							2	2	106
East Lothian	36			96		132	27			2			22	51	183
East Renfrewshire	12					12							5	5	17
Edinburgh (City of)	160			92		252	272		64			65	169	570	822
Eilean Siar (Western Isles)	26					26						4		4	30
Falkirk	34			134		168				13			5	18	186
Fife	234			187		421	43						31	74	495
Glasgow (City of)	518	2			1	521	57			24			11	92	613
Highland	91			137		228	30				6	9	68	113	341
Inverclyde						0								0	0
Midlothian	2			82		84	17		43				14	74	158
Moray				102		102							11	11	113
North Ayrshire	28			5		33								0	33
North Lanarkshire	158			103	2	263	10						2	12	275
Orkney				2		2							2	2	4
Perth & Kinross	84			40		124					8		103	111	235
Renfrewshire	45			84		129			32				1	33	162
Shetland	27			1		28							2	2	30
South Ayrshire	27			30		57				34			2	36	93
South Lanarkshire	142			197	2	341					1		4	5	346
Stirling	35			72	1	108		118					5	123	231
The Scottish Borders	93					93							9	9	102
West Dunbartonshire	196			35		231								0	231
West Lothian	57			60	1	118							12	12	130
2020-21 Completions Programme totals	2,893	2	11	1,784	8	4,698	564	118	139	73	20	131	734	1,779	6,477

*Central Programmes [Link to definition of Completions](#) [Back to contents page](#)

Table 8 – Charitable Bonds Invested and Charitable Donations Generated and Issued

The Scottish Government was the first major Scottish investor in Charitable Bonds. The Charitable Bond programme was first introduced in 2013-14 as an innovative investment model for the affordable housing sector. It makes development finance available to Registered Social Landlords for the provision of new affordable housing, whilst also generating capital funds in the form of Charitable Donations which then fund social rented homes.

Year	Investments in Charitable Bonds	Charitable Donation funds generated	Charitable Donations issued
	(£m)	(£m)	(£m)
2016-17	32.270	8.945	
2017-18	24.744	6.714	12.129
2018-19	37.871	8.871	6.868
2019-20	88.239	25.239	20.980 *
2020-21	39.769	9.242	8.721
Total	£222.893m	£59.011m	£48.698m

*Charitable Donation amount issued revised to reflect a withdrawn project

Charitable Donations can be made available to support the delivery of homes for social rent and organisations must be Registered Charities to receive the Donation. The Donation supplements the funding available through the mainstream AHSP for delivery of local strategic affordable housing priority projects. Since 2016, a number of projects have received Charitable Donations. In some instances, the project subsidy required is funded from a mix of AHSP grant and Charitable Donation.

The level of Charitable Donation funds available depends on the demand from RSLs for loans available through the Charitable Bonds programme and the interest rate on those loans. Charitable Bond investments are undertaken throughout the year so there is no fixed amount available for Charitable Donations at the start of each financial year.

Decisions on allocating Charitable Donations are informed by the availability of strategic priorities able to be progressed above AHSP RPA levels and, where possible, ensuring a wide geographical spread. The homes supported through Charitable Donations are

included in AHSP programme reporting although where projects are in receipt of both Charitable Donation and AHSP grant the homes are only accounted for once.

Table 9 - Local Authority Areas where RSLs received Charitable Donations

Local Authority Area	2017-18 (£m)	2018-19 (£m)	2019-20 (£m)	2020-21 (£m)	Total (£m)	Homes Supported
Aberdeen (City of)	4.081				4.081	52
Angus			1.881		1.881	25
Clackmannanshire			4.896		4.896	60
Fife			2.009		2.009	21 *
Inverclyde		4.896	4.972		9.868	137
Midlothian	1.68		2.527		4.207	56
North Ayrshire	1.09		1.089		2.179	27
Perth & Kinross	0.364				0.364	5
Renfrewshire			3.606	1.745	5.351	74
The Scottish Borders	4.914				4.914	67 *
West Dunbartonshire**				6.976	6.976	72
West Lothian		1.972			1.972	25
Total	£12.129m	£6.868m	£20.980m	£8.721m	£48.698m	621

* Homes supported updated to reflect final completed number of homes

** Charitable Donation amount issued and homes supported revised to reflect a withdrawn project



Monarchs Rise, Arbroath

Caledonia Housing Association

Project information – 25 homes for social rent (including 4 for wheelchair users) All meet Housing for Varying Needs (HfVN),

Secured by Design  and all built to greener homes standard 

Completed January 2021

Photo credit – Caledonia Housing Association

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Summary of 5-year Completions and Expenditure 2016-17 to 2020-21

2020-21 marks the end of the five year target to deliver 50,000 affordable homes, of which 35,000 should be for social rent. The profile of delivery was always back loaded to the latter years of the target period given the significant increase in ambition to deliver 50,000 affordable homes.

Table 10a – Progress towards 50,000 Unit Completions Target

Financial Year	2016-17	2017-18	2018-19	2019-20	2020-21	5-year Total
Social Rent Completions	4,606	5,294	6,594	6,962	4,698	28,154
Other Affordable Completions	2,838	3,284	2,975	2,334	1,779	13,210
Total Affordable Completions ¹	7,444	8,578	9,569	9,296	6,477	41,364

Table 10b – Expenditure

Financial Year	2016-17 Outturn (£m)	2017-18 Outturn (£m)	2018-19 Outturn (£m)	2019-20 Outturn (£m)	2020-21 Outturn (£m)	5-year Total (£m)
Grant	343.241	375.000	522.833	565.208	567.709	2,373.991
Transfer of management of Development Funding (TMDF)	96.529	96.089	92.245	111.800	92.245	488.908
Sub total	£439.770m	£471.089m	£615.078m	£677.008m	£659.954m	£2,862.899m
Loan	65.896	121.217	130.110	162.931	94.543	574.697
Total	£505.666m	£592.306m	£745.188m	£839.939m	£754.497m	£3,437.596m

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¹ Completions figures for years 2016-17 to 2019-20 have been revised to reflect minor updates to the number of homes completed for these years. This is also reflected in published Quarterly Official Statistics

Low-Cost Initiative for First-Time Buyers (LIFT)

The Open Market Shared Equity (OMSE) scheme aims to help first time buyers and priority access groups on low to moderate incomes to purchase a home on the open market with an equity contribution of up to 40%.

The average household income of buyers participating in this scheme in 2020-21 was £27,000. Nearly all (98%) of Open Market Shared Equity (OMSE) scheme purchasers were first time buyers. The majority (64%) of OMSE purchasers in 2020-21 were aged 35 or under. [Monitoring information](#) is available on the characteristics of households purchasing through the OMSE scheme.

Table 11 – LIFT breakdown by category

LIFT Categories	Approvals	Site Starts	Completions	Expenditure (£m)
New Supply Shared Equity (NSSE)	59	160	131	7.681
Council House Shared Equity	6	6	0	0.424
Open Market Shared Equity (OMSE)	734	734	734	35.035
Partnership Support for Regeneration (PSR)	8	8	0	3.274
Rural and Islands Housing Fund (RIHF) ²	34	16	0	0.376
Total	841	924	865	£46.790m

² Rural and Islands Housing Fund line relates to affordable home ownership homes and expenditure only, and does not include any RIHF affordable rent homes



Inverbhreac Cottages, Barcaldine, Argyll and Bute

West Highland Housing Association



Project information - 6 homes for social rent and 4 New Supply Shared Equity. All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard  Completed August 2020

Photo Credit – West Highland Housing Association

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Grant Funding

The following table details the average total cost per home and the average grant per home for the 2020-21 programme. These are the actual costs relating to the delivery of the projects within the AHSP programme, recorded at tender **approval** stage.

Table 12 - Scheme Costs/Grant funding 2020-21

Scotland Total	No. of Projects	No. of Homes	No. of Bedspaces	Average Project Size	Average Bedspaces	SG Funding (£)	Private Finance* (£)	Public Finance** (£)	Total Est Project Costs (£)	SG Funding Rate (%)	Home Cost (£)	SG Funding per Home (£)	Private Finance per Home (£)	Public Finance per Home (£)
RSL Social Rent	141	3,101	12,121	22	4	265,299,604.40	219,751,725.20	5,717,814.39	490,769,143.99	54.06%	158,261.57	85,552.92	70,864.79	1,843.86
RSL Low Cost Home Ownership (LCHO)/New Supply Shared Equity (NSSE)	8	59	249	7	4	3,842,598.48	7,696,500.00	49,150.00	11,588,248.48	33.16%	196,410.99	65,128.79	130,449.15	833.05
Council House Rent	130	2,618	9,957	20	4	135,411,755.10	224,189,809.28	21,782,721.84	381,384,286.22	35.51%	145,677.73	51,723.36	85,634.00	8,320.37
Council House LCHO/NSSE	5	65	269	13	4	3,339,616.00	5,799,540.25	0.00	9,139,156.25	36.54%	140,602.40	51,378.71	89,223.70	0.00
RSL Mid Market Rent	34	948	3,555	28	4	53,378,954.00	97,960,686.59	1,578,329.45	152,917,970.04	34.91%	161,305.88	56,306.91	103,334.06	1,664.90
Council House MMR	1	118	364	118	3	3,422,000.00	10,601,942.00	0.00	14,023,942.00	24.40%	118,846.97	29,000.00	89,846.97	0.00
Partnership Support for Regeneration	1	8	18	8	2	1,204,023.00	826,005.00	48,000.00	2,078,028.00	57.94%	259,753.50	150,502.88	103,250.63	6,000.00
Sub Total	320	6,917	26,533	22	4	465,898,550.98	566,826,208.32	29,176,015.68	1,061,900,774.98	43.87%	153,520.42	67,355.58	81,946.83	4,218.02
Open Market Shared Equity (OMSE)	733	733	2,932	1	4	35,034,626.00	64,361,790.79	0.00	99,396,416.79	35.25%	135,602.21	47,796.22	87,805.99	0.00
Totals	1,053	7,650	29,465	7	4	500,933,176.98	631,187,999.11	29,176,015.68	1,161,297,191.77	43.14%	151,803.55	65,481.46	82,508.24	3,813.86

*Private Finance can include: Council borrowing from Public Works Loan Board; Housing Association Private Finance; Sales proceeds from Shared Equity and; Individual's Private Finance from a Bank or Building Society.

**Public Finance can include: Council funding through their Housing Revenue Account; 2nd Homes Council Tax Income; Developer Contributions through Commuted Sums; Public Sector Contributions; Recycled Grant; City Deal Funding; Town Centre Living Fund and; Capital Funded from Current Revenue (CFCR).

A full list of [Grant Recipients is available](#)

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Table 13 – Historic Trends (AHSP Grant Funding per Home)

The following table illustrates the average cost to deliver an affordable home over the past 5 years and also the average grant input by the Scottish Government, recorded at tender approval stage.

Year	RSL Social Rent Only				All Grants ³		
	Average Cost per Home	Average AHSP SG Funding per Home	SG Funding Rate (%)		Average Cost per Home	Average AHSP SG Funding per Home	SG Funding Rate (%)
2016-17	£129,576	£73,741	56.91%		£126,250	£61,058	48.36%
2017-18	£140,478	£79,860	56.85%		£137,100	£61,032	44.52%
2018-19	£150,293	£83,660	55.66%		£143,839	£65,645	45.64%
2019-20*	£157,811	£87,994	55.76%		£152,646	£71,630	46.93%
2020-21*	£158,262	£85,553	54.06%		£151,804	£65,481	43.14%

*All Grants excludes Home Owners' Support Fund (HOSF)

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³ Previous to 2017-18 all grants did not include Council House

Forms and Location of Housing

Forms of Housing Funded by AHSP in 2020-21

14 (a) 2020-21 Approvals

Form	Social	Other Affordable	Total
New Build	4,975	725	5,700
Off the Shelf	1,102	975	2,077
Rehab	87	19	106
Total	6,164	1,719	7,883

14 (b) 2020-21 Site Starts

Form	Social	Other Affordable	Total
New Build	6,580	1,343	7,923
Off the Shelf	1,118	993	2,111
Rehab	104	11	115
Total	7,802	2,347	10,149

14 (c) 2020-21 Completions

Form	Social	Other Affordable	Total
New Build	3,602	798	4,400
Off the Shelf	989	978	1,967
Rehab	107	3	110
Total	4,698	1,779	6,477



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Heather Bank, Cairnbaan, Argyll and Bute

Argyll Community Housing Association

Project information – 5 homes for social rent. All meet Housing for Varying Needs

(HfVN), Secured by Design  and all built to greener homes standard. 

Completed October 2020

Photo Credit – Argyll Community Housing Association



Craigdhu Road, Milngavie

Sanctuary Scotland Housing Association

Project information – 12 homes for social rent, all amenity. All meet Housing for Varying Needs (HfVN), Secured by



Design  and all built to greener homes standard.  Completed March 2021

Photo Credit – Sanctuary Scotland Housing Association



Benvie Road, Dundee
Hillcrest Homes

Project information – 12 homes for social rent.
All meet Housing for Varying Needs (HfVN),
and all built to greener homes standard. 🌿
Completed February 2021

Photo Credit – Hillcrest Homes



Dargavel Village, Bishopton
Renfrewshire Council

Project information – 80 homes for social rent.
All meet Housing for Varying Needs (HfVN),
Secured by Design 🗝️ and all built to greener
homes standard. 🌿 Completed September 2020

Photo Credit – Renfrewshire Council



Main Street, Carrbridge

Highland Council/Highland Housing Alliance



Project information – 5 homes for social rent (including one for wheelchair user) and 5 homes for Mid market rent. All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard  Completed January 2021

Photo Credit – Highland Housing Alliance



Inglefield Street, Govanhill, Glasgow

Glasgow Housing Association

Project information – 49 homes for Mid market rent (including 4 for wheelchair users)


All meet Housing for Varying Needs (HfVN) and Secured by Design  Completed August 2020

Photo Credit – Glasgow Housing Association

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AHSP Completions and Expenditure by location for 2020-21⁴

The Scottish Government use the 6-Fold Urban Rural Classification when categorising homes delivered through the Affordable Housing Supply Programme (AHSP), based on information provided by AHSP grant applicants. The postcode information is checked using the [National Registers of Scotland Scottish Postcode Directory](#).

Table 15(a) – AHSP Completions by location

Local Programmes	Social Rent	Other Affordable Rent	Affordable Home Ownership	Total Affordable Homes	Percentage of Local Programmes
Large Urban Areas	1,323	363	43	1,729	31%
Other Urban Areas	2,037	148	18	2,203	40%
Accessible Small Towns	221	31	22	274	5%
Remote Small Towns	147			147	3%
Accessible Rural	790	126	39	955	17%
Remote Rural	159	14	9	182	3%
Total Local Programmes	4,677	682	131	5,490	
Total Central Programmes*	21	232	734	987	
2020-21 Completion Programme Totals	4,698	914	865	6,477	

*Central Programmes include HOSF, Town Centre Empty Homes Fund, Town Centre Housing Fund, Rural and Islands Housing Fund (Grant), and Financial Transaction programmes; OMSE, PfP Capital (MMR Invitation), and LAR homes.

⁴ In September 2017 our HARP system was introduced and data was migrated from our old IT system. As part of this migration, data was remapped to the [Scottish Government 6 fold classifications](#) which is within further information in the [Urban Rural Classification 2016 article](#)

Table 15(b) – AHSP Expenditure by location

Local Programmes	Social Rent (£m)	Other Affordable Rent (£m)	Affordable Home Ownership (£m)	Other (£m)	Total Expenditure (£m)	Percentage of Local Programmes
Large Urban Areas	211.749	37.746	6.250		255.744	40%
Other Urban Areas	198.678	7.248	1.376		207.301	32%
Accessible Small Towns	48.660	1.823	0.000		50.483	8%
Remote Small Towns	19.532	0.478	0.993		21.002	3%
Accessible Rural	76.995	4.796	1.938		83.729	13%
Remote Rural	23.161	0.419	0.823		24.404	4%
Total Local Programmes (£m)	£578.775m	£52.510m	£11.379m	£0.000m	£642.664m	
Total Central Programmes*	£0.303m	£24.039m	£35.411m	£52.080m	£111.833m	
2020-21 Expenditure (£m)	£579.078m	£76.549m	£46.790m	£52.080m	£754.497m	

*Central Programmes include Housing Infrastructure Fund (Grant), HOSF, Rural and Islands Housing Fund (Grant), Miscellaneous and Financial Transactions expenditure.

Social Rent includes: RSL Rent, Council House Rent and Home Owner Support Fund (HOSF) - Mortgage to Rent, Town Centre Housing Fund (TCHF) and Town Centre Empty Homes Fund (TCEHF)

Other Affordable Rent includes: Mid Market Rent, PfP Capital (MMR Invitation), Local Affordable Rent (LAR) and, Rural and Islands Housing Fund (Grant)

Affordable Home Ownership includes: RSL Shared Equity, Council House Shared Equity, Open Market Shared Equity (OMSE), Partnership Support for Regeneration (PSR) and, Rural and Islands Housing Fund (Grant)

Other includes: Charitable Bonds, Housing Infrastructure Fund (Grant), Rural and Islands Housing Fund (Loan) and Miscellaneous

Definitions [Local Programmes](#) and [Central Programmes](#)

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Table 16 (a) - AHSP Approvals, Site Starts, Completions and Expenditure on Islands for 2016-17, 2017-18, 2018-19 , 2019-20 and 2020-21

All homes and expenditure in Eilean Siar (Western Isles), Orkney and Shetland and homes and expenditure on islands within the Argyll and Bute, Highlands and North Ayrshire Local Authorities for 2016-17, 2017-18, 2018-19, 2019-20 and 2020-21.

Year	Approvals	Site Starts	Completions	Expenditure (£m)
2016-17	185	192	158	9.586
2017-18	165	125	147	16.395
2018-19	258	98	116	13.220
2019-20	204	294	168	19.848
2020-21	171	226	87	27.736
Total	983	935	676	£86.785m

It should be noted that due to the nature of grant funding provided through the AHSP there is no direct correlation between homes delivered and expenditure in each year.

Expenditure and homes delivered through the OMSE and Rural and Islands Housing Fund programme have also been included.

Table 16 (b) - AHSP Approvals, Site Starts, Completions and Expenditure on Islands by Programme for 2020-21

Category	Main AHSP	Rural and Islands Housing Fund	Open Market Shared Equity (OMSE)	Total
Approvals	120	46	5	171
Starts	187	34	5	226
Completions	78	4	5	87
Expenditure (£m)	£25.783m	£1.734m	£0.219m	£27.736m

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Park Road, Portree, Isle of Skye

Lochalsh & Skye Housing Association



Project information – 17 homes for social rent. All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard  Completed October 2020

Photo Credit – Lochalsh & Skye Housing Association



Scotland Street, Stornoway

Hebridean Housing Partnership

Project information – 6 homes for social rent. All meet Housing for Varying Needs (HfVN) Completed March 2021

Photo Credit – Hebridean Housing Partnership



The Watermill, Blair Atholl

The Blair Charitable Trust

Project information – Rural and Islands Housing Fund - 8 homes for rent.

Completed March 2021

Photo Credit – The Blair Charitable Trust

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Particular Needs

The Scottish Government wants disabled people in Scotland to have choice, dignity and freedom to access suitable homes, built or adapted to enable them to participate as full and equal citizens and we are working with local authorities to implement this through our investment.

The Affordable Housing Supply Programme (AHSP) continues to support the delivery of flexible, adaptable housing to meet people's needs as they change. Wherever possible, all homes are built to Housing for Varying Needs Standards (HfVN). The grant subsidy arrangements for the AHSP are sufficiently flexible to support the development of specialist housing identified by local authorities as a priority, helping disabled people live independently in their own homes, and older people to stay at home for longer.

Refreshed Local Housing Strategy (LHS) guidance published in September 2019 expects local authorities to demonstrate in a LHS that consideration has been given to the specialist provision requirements for those of all ages, in all types of household, across all tenures, including disabled people and people with high support needs currently either in long term care in hospital or out of area placement, those discharged from hospital or a similar institution. It also requires each LHS to include information on what target has been set for delivery of wheelchair accessible housing across all tenures in the local authority area. Priorities and outcomes identified in a LHS help inform local authority Strategic Housing Investment Plans which set out the key strategic affordable housing investment priorities over a five year period.

The table shows that 716 homes were *purpose built* for older people or disabled people including 198 identified as specifically designed for wheelchair users.

Table 17 - Housing for older people and disabled people

2020-21 Completions	RSL Social Rent	Council House Social Rent	RSL Mid Market Rent	RSL Shared Equity	Total
Older	24	22	0	22	68
Older Amenity	272	147	4	0	423
Older Sheltered	8	0	0	0	8
Older Wheelchair	2	0	0	0	2
Wheelchair	99	87	10	0	196
Physical Disabled	17	2	0	0	19
Total	422	258	14	22	716

Wheelchair Total	101	87	10	0	198
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Category	RSL Social Rent	Council House Social Rent	RSL Mid Market Rent	RSL Shared Equity	Total
Older People	304	169	4	22	499
Disabled People*	118	89	10	0	217
Total	422	258	14	22	716

*Includes Housing for Older Disabled People

CATEGORY KEY

Older People includes housing for Older People, Older Amenity and Older Sheltered.

Disabled People includes housing for Older Wheelchair, Wheelchair and Physically Disabled.



Finavon Street, Dundee
Abertay Housing Association

Project information – 56 homes for social rent (including 6 for wheelchair users) All meet Housing for Varying Needs (HfVN) and Secured by Design 
Completed October 2020



Law Place, East Kilbride
Link Group

Project information – 106 homes for social rent (including 8 for wheelchair users and 34 amenity) All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard 
Completed September 2020



Elba Street, Ayr
Ayrshire Housing

Project information – 27 homes for social rent (including 12 supported) All meet Housing for Varying Needs (HfVN), Secured by Design

🔒 and all built to greener homes standard 🌿

Completed November 2020



Osborne Terrace, Cockenzie
East Lothian Council

Project information – 6 homes for veterans, social rent (including 3 for wheelchair users) All meet Housing for Varying Needs (HfVN), Secured by

Design 🔒 and all built to greener homes standard 🌿

Completed February 2021

Photo Credit - East Lothian Council



Queensberry Square, Sanquhar

Dumfries and Galloway Housing Partnership





Project information – 12 homes for social rent (including 2 for wheelchair users) All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard  Completed March 2021

Photo Credit – Wheatley Group



Cullen Drive, Glenrothes

Fife Council

Project information – 78 homes for social rent (including 12 for wheelchair users and 22 amenity) All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard  Completed December 2020

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Quality Measures

The programme delivered housing that can be accessed by the majority of the population and that is safe and secure to live in.

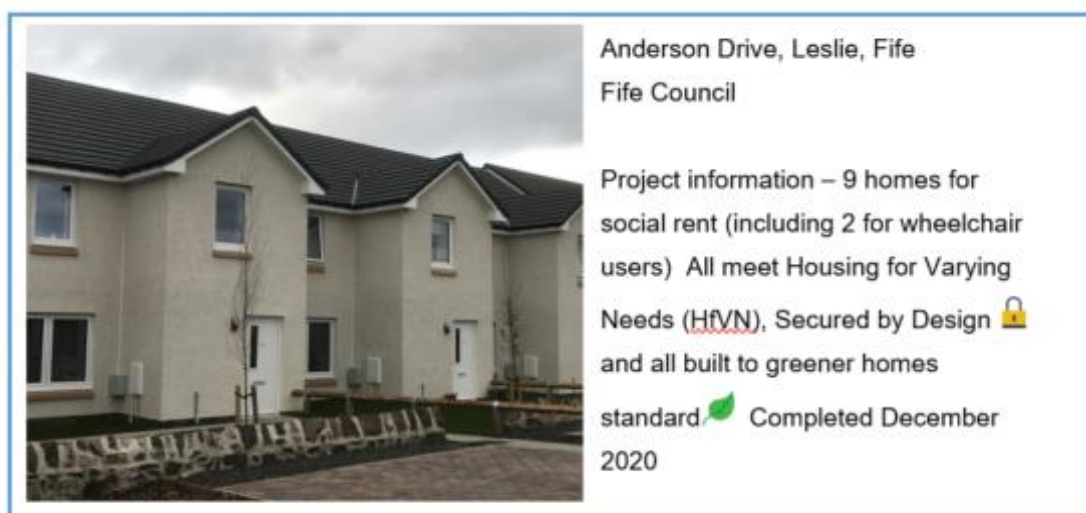
Of the information returned, the following tables show the percentage of RSL (rent & LCHO), new build⁵, council house new build and Mid market rent new build completions meeting the following quality measures during 2020-21.

Table 18(a) - Housing for Varying Needs (HfVN)

2020-21 Completions	RSL Social Rent	Council House Social Rent	Total Social Rent	RSL Shared Equity	RSL Mid Market Rent	Total Other Affordable	Total Affordable Homes	%
Housing for Varying Needs								
Yes	2,346	1,088	3,434	130	432	562	3,996	95%
No	154	3	157		65	65	222	5%
Total	2,500	1,091	3,591	130	497	627	4,218	

Table 18(b) - Secured by Design  (SBD)

2020-21 Completions	RSL Social Rent	Council House Social Rent	Total Social Rent	RSL Shared Equity	RSL Mid Market Rent	Total Other Affordable	Total Affordable Homes	%
Secured by Design								
Yes	2,096	906	3,002	91	364	455	3,457	82%
No	404	185	589	39	133	172	761	18%
Total	2,500	1,091	3,591	130	497	627	4,218	





⁵ From 2018-19 the classification of new build has been updated to include new build off the shelf properties, the latter were previously classified as off the shelf properties thus excluded from the figures.



Westcliff and Talisman, Dumbarton



Cube Housing Association

Project information – 46 homes for social rent (including 8 amenity) All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard  Completed July 2020 Photo Credit – Cube Housing Association



Bertha Park Phase 2, Perth

Kingdom Housing Association

Project information – 58 homes for social rent (including 18 amenity) All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard  Completed December 2020 Photo Credit – Kingdom Housing Association

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Greener Standard

Within the AHSP there exists a strong focus on enhancing energy efficiency. To incentivise delivery of new homes which meet a higher 'greener' standard, a system to vary the subsidy benchmarks for new council and housing association homes was introduced in 2012-13.

To qualify for higher subsidy, the building standards for the new homes must meet Section 7, Silver Level, of the 2019 Building Regulations in respect of both Carbon Dioxide Emissions and Energy for Space Heating.

Of the information returned the following table shows the percentage of RSL (rent & Mid market rent) and council house social rent approvals which qualified for higher 'greener' subsidy.



Table 19 - Greener Standard 

2020-21 Approvals	RSL Social Rent	Council House Social Rent	Total Social Rent	RSL Mid Market Rent	Total Other Affordable	Total Affordable Homes	%
Greener Standard							
Yes	2,467	1,499	3,966	536	536	4,502	81%
No	314	695	1,009	25	25	1,034	19%
TOTAL	2,781	2,194	4,975	561	561	5,536	



East Academy Street, Wishaw



Link Group

Project information – 30 homes for social rent (including 2 for wheelchair users) All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard  Completed August 2020



Fraser Walk, New Farm Loch, Kilmarnock

East Ayrshire Council

Project information – 56 homes for social rent (including 2 for wheelchair users) All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes  Completed November 2020 Photo credit – East Ayrshire Council

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Grant Recipients

The following tables show the RSLs and councils in receipt of grant during 2020-21. It excludes Home Owners' Support Fund (HOSF) and Open Market Shared Equity (OMSE) where recipients are individuals.

Tables 20(a) and 20(b) -

20(a) Registered Social Landlords (RSLs) and (b) councils in receipt of grant⁶:

Client Name	£m
Abertay Housing Association Ltd	3.263
Albyn Housing Society Ltd	5.702
Almond Housing Association Ltd	0.233
Angus Housing Association Ltd	3.578
Ardenglen Housing Association Ltd	0.033
Argyll Community Housing Association	0.672
Ark Housing Association Ltd	0.248
Atrium Homes	0.247
Ayrshire Housing	1.344
Barrhead Housing Association Ltd	0.638
Berwickshire Housing Association Ltd	1.826
Bield Housing & Care	1.905
Blackwood Homes & Care	0.072
Blairtummock Housing Association Ltd	0.043
Blochairn Housing Co-Op Ltd	0.016
Buidheann Tigheadas Loch Aillse	3.567
Cadder Housing Association	0.015
Cairn Housing Association Ltd	9.481
Caledonia Housing Association Ltd	10.777
Calvay Housing Association Ltd	0.192
Cassiltoun Housing Association Ltd	3.826
Castle Rock Edinvar Housing Association Ltd	9.140
Castlehill Housing Association Ltd	1.066
Cathcart & District Housing Association Ltd	0.340
Cernach Housing Association Ltd	0.024
Cloch Housing Association Ltd	1.579
Clyde Valley Housing Association Ltd	16.078
Clydebank Housing Association Ltd	3.200

⁶ Includes TMDF funded adaptations. Other adaptations are funded outwith the AHSP budget.

Client Name	£m
Copperworks Housing Association	0.013
Craigdale Housing Association Ltd	0.087
Cube Housing Association Ltd	6.514
Cunninghame Housing Association Ltd	18.601
Drumchapel Housing Co-Op Ltd	0.027
Dumfries & Galloway Housing Partnership	4.401
Dunbritton Housing Association Ltd	0.287
Dunedin Canmore Housing Association Ltd	8.421
East Kilbride & District Housing Association	0.627
East Lothian Housing Association Ltd	0.025
Eildon Housing Association Ltd	12.143
Elderpark Housing Association Ltd	0.058
Fife Housing Association Ltd	0.270
Forth Housing Association Ltd	1.467
Fyne Homes Ltd	0.141
Gardeen Housing Association Ltd	0.041
Glasgow Housing Association Ltd	1.089
Glasgow West Housing Association Ltd	1.067
Glen Oaks Housing Association Ltd	0.227
Govan Housing Association Ltd	1.294
Govanhill Housing Association Ltd	6.240
Grampian Housing Association Ltd	9.078
Hanover (Scotland) Housing Association Ltd	3.609
Hawthorn Housing Co-Op Ltd	0.005
Hebridean Housing Partnership Ltd	10.242
Hillcrest Housing Association Ltd	28.682
Hjaltland Housing Association Ltd	3.582
Home In Scotland Ltd	8.996
Horizon Housing Association Ltd	0.027
Irvine Housing Association	1.804
Kendoon Housing Association Ltd	0.010
Key Housing Association Ltd	0.004
Kingdom Housing Association Ltd	31.450
Kingsridge Cleddans Housing Association Ltd	0.009
Link Group	41.052
Linstone Housing Association Ltd	0.152
Linthouse Housing Association Ltd	2.563
Lister Housing Co-Op Limited	0.007
Lochaber Housing Association Ltd	2.035
Lochfield Park Housing Association Ltd	5.082
Loreburn Housing Association Ltd	6.940

Client Name	£m
Loretto Housing Association Ltd	2.534
Manor Estates Housing Association Ltd	0.063
Maryhill Housing Association Ltd	2.817
Melville Housing Association Ltd	0.334
Milnbank Housing Association Ltd	0.011
Muirhouse Housing Association Ltd	0.015
New Gorbals Housing Association Ltd	6.089
North Glasgow Housing Association	0.410
North View Housing Association	0.903
Ochil View Housing Association Ltd	0.120
Ore Valley Housing Association Ltd	0.040
Orkney Housing Association Ltd	1.619
Osprey Housing Ltd	1.383
Osprey Housing Moray Ltd	0.858
Paisley Housing Association Ltd	2.779
Paragon Housing Association	0.210
Parkhead Housing Association Ltd	1.342
Partick Housing Association Ltd	1.118
Pineview Housing Co-Op Ltd	0.039
Port Of Leith Housing Association Ltd	1.795
Prospect Community Housing	0.013
Provanhall Housing Association Ltd	0.032
Queen's Cross Housing Association Ltd	3.274
Reidvale Housing Association Ltd	0.077
River Clyde Homes	3.702
Rosehill Housing Co-Op Ltd	0.069
Ruchazie Housing Association	0.018
Rural Stirling Housing Association Ltd	5.252
Rutherglen & Cambuslang Housing Association Ltd	0.080
Sanctuary Scotland Housing Association	19.175
Shettleston Housing Association Ltd	0.122
Southside Housing Association Ltd	3.066
Spireview Housing Association Ltd	1.481
Thenue Housing Association Ltd	5.711
Trust Housing Association Limited	0.938
Viewpoint Housing Association Ltd	0.051
Waverley Housing	0.145
Wellhouse Housing Association Limited	0.143
West Granton Housing Co-Op Ltd	0.002
West Highland Housing Association Ltd	1.631
West Lothian Housing Partnership Ltd	2.519

Client Name	£m
West Of Scotland Housing Association Ltd	7.491
Whiteinch & Scotstoun Housing Association Ltd	0.032
Williamsburgh Housing Association Ltd	0.754
Yoker Housing Association Ltd	0.419
Yorkhill Housing Association Ltd	0.005
Total	£378.155m

In addition one RSL who received funding in previous years, returned monies totalling £0.351 million.

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20(b) Councils in receipt of grant for Council House Delivery

Council	£m
Aberdeen (City of)	39.422
Aberdeenshire	4.313
Angus	4.622
East Ayrshire	1.031
East Dunbartonshire	3.569
East Lothian	7.768
East Renfrewshire	2.486
Edinburgh (City of)	17.623
Falkirk	4.033
Fife	14.134
Highland	20.681
Midlothian	9.344
Moray	2.196
North Ayrshire	15.768
North Lanarkshire	9.667
Orkney	0.751
Perth and Kinross	2.567
Renfrewshire	1.387
Shetland	0.057
South Ayrshire	3.961
South Lanarkshire	17.443
Stirling	7.223
West Dunbartonshire	4.411
West Lothian	6.513
Total	£200.971m

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Other Grant Recipients -

The following tables show Mid market rent and Other grant recipients during 2020-21.

Table 21 (a) (i) Registered Social Landlords (RSLs) Mid market rent

Client Name	£m
Albyn Housing Society Ltd	0.879
Castle Rock Edinvar Housing Association Ltd	3.375
Clyde Valley Housing Association Ltd	0.295
Dunedin Canmore Housing Association Ltd	2.935
Glasgow Housing Association Ltd	10.412
Govan Housing Association Ltd	0.304
Hillcrest Housing Association Ltd	6.036
Home In Scotland Ltd	3.710
Kingdom Housing Association Ltd	2.171
Kingdom Initiatives	1.788
Link Group	0.555
Maryhill Housing Association Ltd	0.400
North Glasgow Housing Association	2.088
Ore Valley Housing Association Ltd	1.514
Port Of Leith Housing Association Ltd	1.857
Sanctuary Scotland Housing Association	8.109
Southside Housing Association Ltd	0.907
The Highland Housing Alliance	1.317
West Lothian Housing Partnership Ltd	0.317
West Of Scotland Housing Association Ltd	0.511
Total	£49.480m

In addition one RSL who received funding in previous years, returned monies totalling £0.392 million.

Table 21 (a) (ii) Council House Mid market rent

Council	£m
Stirling	3.422
Total	£3.422m

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Table 21 (b) (i) Registered Social Landlords (RSLs) Shared equity

Client Name	£m
Albyn Housing Society Ltd	0.362
Angus Housing Association Ltd	0.386
Cairn Housing Association Ltd	0.085
Caledonia Housing Association Ltd	0.188
Hebridean Housing Partnership Ltd	0.785
Hjaltland Housing Association Ltd	0.075
Home In Scotland Ltd	0.101
Link Group	0.061
Lochaber Housing Association Ltd	0.371
Maryhill Housing Association Ltd	0.060
Orkney Housing Association Ltd	0.215
Places For People Scotland Ltd	1.232
Sanctuary Scotland Housing Association	3.609
West Highland Housing Association Ltd	0.151
Total	£7.681m

Table 21 (b) (ii) Council House Shared equity

Council	£m
Highland	0.341
Renfrewshire	0.083
Total	£0.424m

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Table 21 (c) Partnership Support for Regeneration (PSR)

Client Name	£m
Building Craftsmen (Dumfries) Ltd	0.955
Cruden Estates Ltd	0.400
McTaggart Construction Ltd	1.509
The Highland Housing Alliance	0.410
Total	£3.274m

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Table 21 (d) Housing Infrastructure Fund (HIF) Grant

Client Name	£m
Argyll and Bute Council	0.026
East Lothian Council	0.075
Edinburgh City Council	0.652
Falkirk Council	0.054
Highland Council	6.000
Link Group	1.656
Queen's Cross Housing Association Ltd	2.094
Stirling Council	1.488
Total	£12.045m

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Contacts and Further Information

The AHSP in 2020-21 was administered through More Homes Division Area Teams, supported by a Central Programme Co-ordination Team. (In Glasgow and Edinburgh, day-to-day management of the AHSP has been devolved to the relevant city council)

The More Homes Business Management mailbox is morehomesbusman@gov.scot

Current and historic information is also available in the [More Homes Affordable Housing Supply Programme webpage](#)

Our geographically dispersed area teams have also taken or received sample photos from partners of homes funded through the AHSP, which are accessible via [Area team photos in our Housing Photos Flickr page](#)

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Glossary

AHSP – Affordable Housing Supply Programme

Approvals – homes receiving approval at tender stage in that financial year. [Back to Table 5](#)

Budget Allocations – element of AHSP planned for expenditure in a financial year within a given local authority area.

Central Programmes - Includes funding for programmes such as LIFT, and HOSF. [Back to Tables 15\(a\) and 15\(b\)](#)

Completions - homes which have reached practical completion stage of the on site development process. [Back to Table 7](#)

GRO – Grant for Rent and Owner Occupation (Now known as Partnership Support for Regeneration (PSR). Grants to private developers to kick start the market in areas where there is little or no home ownership currently.

HA – Housing Association.

HIF – Housing Infrastructure Fund

HARP – Housing and Regeneration Programmes, Scottish Government computerised system to administer, manage and report on the AHSP and regeneration programmes

HfVN – Housing for Varying Needs. When receiving funding support from the Grant Provider, the [Housing for Varying Needs Design Guide](#) (Part 1: Houses and Flats and Part 2: Houses with Integral Support) contains the criteria and principles to be adhered to.

HOSF – Home Owners' Support Fund

LA – Local Authority

LAR – Local Affordable Rent Housing Trust

LCHO – Low Cost Home Ownership. Includes all LIFT products.

LHS – Local Housing Strategies

LIFT – Low-cost Initiative for First-Time Buyers

Local Programmes - Form the main part of the AHSP and relates to council and registered social landlord development activity. [Back to Tables 15\(a\) and 15\(b\)](#)

MMR – Mid market rent

MTR – Mortgage to Rent

NB – New Build housing includes new build, new build off the shelf and conversion of non-housing property for a housing use. [Back to Tables 14 \(a\) \(b\) \(c\)](#)

NSSE – New Supply Shared Equity

Off the Shelf – refers to second hand properties bought on the open market and can include buybacks of former Right to Buy properties. [Back to Tables 14 \(a\) \(b\) \(c\)](#)

OMSE – Open Market Shared Equity

Own/Occ – Owner Occupier

Private Finance – includes loan finance, private contributions, HA reserves, sales income from house sales.

Partnership Support for Regeneration (PSR) – formerly known as GRO – Grant for Rent and Owner Occupation. Grants to private developers to kick start the market in areas where there is little or no home ownership currently.

Rehab - refers to existing properties which are undergoing extensive refurbishment and improvements. [Back to Tables 14 \(a\) \(b\) \(c\)](#)

RIHF – Rural and Islands Housing Fund

RPA – Resource Planning Assumptions - Funding for the AHSP is allocated to local authorities in the form of Resource Planning Assumptions (RPAs), giving each local authority the flexibility to apply the available Scottish Government funding to its strategic priorities within its geographic area.

RSLs – Registered Social Landlords

SBD⁷ – Secured by Design is a police initiative that improves the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.

[Back to Table 18b](#)

SHIPs – Strategic Housing Investment Plans

Site Starts – from 2010-11 counted at point of contractor commencing on site, for all years pre- 2009-10 counted at the date of tender approval. [Back to Table 6](#)

Social Rent – Generally rented housing provided by councils and registered social landlords, normally on a Scottish Secure Tenancy.

T MDF – Transfer of the Management of Development Funding (Glasgow and Edinburgh Councils)

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⁷ [Secured by design additional information](#)